

# 72 Santa Cruz Blvd, Clear Island Waters, QLD, 4226

## House For Sale

Saturday, 11 January 2025

72 Santa Cruz Blvd, Clear Island Waters, QLD, 4226

**Bedrooms: 5**

**Bathrooms: 4**

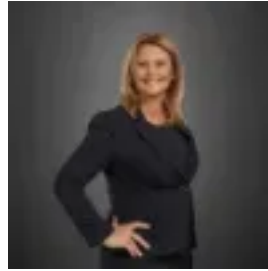
**Parkings: 4**

**Area: 887 m2**

**Type: House**



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## High Demand Waterfront Property in Clear Island Waters: Spacious Family Living & Investment Potential

72 Santa Cruz Boulevard, Clear Island Waters

Situated on one of Clear Island Waters' most sought-after streets, this large waterfront property offers something for everyone - families seeking their forever home, investors after strong returns, or renovators looking to make their mark.

This spacious home features sunlit interiors, breath-taking waterfront views, and multiple living areas designed for seamless indoor-outdoor living - perfect for both relaxation and entertaining. The open-plan kitchen, lounge, and dining areas flow to a tropical waterfront oasis with a covered alfresco, lush gardens, and a private jetty. A large inground pool and a dedicated separate home office enhance the lifestyle appeal, while an upstairs retreat offers even more space to unwind.

The master suite impresses with panoramic water views, a walk-in robe, and a spacious spa ensuite. All bedrooms are generously sized and feature built-in storage, with one offering a walk-in robe and ensuite, along with easy access to the family bathroom. A convenient ground-floor guest bedroom provides privacy and comfort for visitors.

With a double garage, ample off-street parking, and a prime location near top schools, shops, and Broadbeach's vibrant dining scene, this property offers a rare opportunity to secure your dream home. Situated in one of the Gold Coast's most exclusive suburbs, it presents endless possibilities and an unparalleled lifestyle in a highly sought-after waterfront precinct.

Properties in this exclusive Clear Island Waters enclave are rarely available and sell quickly. Don't miss out on this prime investment opportunity.

Brought to you by a motivated seller, this property must be sold. Act now to secure your dream home or investment!

Contact Paulette at 0456 778 678 for further details.

Council Rates \$5,335.00 per year approx.

Water Rates \$1,678.00 per year approx.

Currently Tenanted at \$1400.00 per week approx. till 13.06.2025

Why This Property is a Standout:

- 📍 Positioned in a prestigious and peaceful enclave
- 📍 Rarely available homes in this high-demand area, perfect for securing a future lifestyle or investment
- 📍 Motivated seller - this property is ready to be sold!

Key Features You'll Love:

- 📍 Expansive 887m<sup>2</sup> Waterfront Block: Boasting 20m of frontage with a private jetty-ideal for boating enthusiasts.
- 📍 Versatile Home Office or Studio: Work from home, study, or rumpus room.
- 📍 Five Spacious Bedrooms: Includes a convenient ground-floor guest suite, perfect for visitors or extended family.
- 📍 Four Bathrooms: Family bathrooms on both levels for ultimate convenience.
- 📍 Large Living Spaces: Formal lounge and dining areas with serene water views.
- 📍 Family Retreat: Additional upstairs living area, perfect as a teen hangout or cosy family room.
- 📍 Modern Kitchen: Equipped with stainless steel appliances, ample storage, and bench space.
- 📍 Master Suite: Wide water views, a walk-in robe, and an ensuite with a luxurious corner spa.
- 📍 Indoor Comfort Year-Round: Air-conditioning and ceiling fans throughout.
- 📍 Outdoor Entertaining Oasis: Tropical gardens, a covered waterfront alfresco, and a sparkling inground pool.
- 📍 Spacious Parking: Double remote garage with additional off-street parking for two cars and room for a boat.

#### Perfect for Every Buyer Type:

- 📍• Families: Generous indoor and outdoor spaces, close to top schools, and local amenities.
- 📍• Renovators: An ideal canvas for modern upgrades to further elevate its appeal.
- 📍• Investors: Strong rental returns in a high-demand area with premium waterfront appeal.
- 📍• Immediate rental income: with tenants in place until June 2025

#### Prime Location Highlights:

- 📍• Just 5km to Pacific Fair for premium shopping and entertainment
- 📍• 6km to stunning golden beaches for relaxing weekends
- 📍• 2km to Q Supercentre for everyday essentials
- 📍• Close to prestigious schools such as All Saints Anglican School, Somerset College, and St Vincent's Primary School
- 📍• Easy access to the M1, Robina Town Centre, and Gold Coast hotspots

Disclaimer: The above information has not been verified. We advise confirming the accuracy of details before entering into a contract. Amir Prestige and its employees cannot be held responsible for any inaccuracies. This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.